120.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,800 / 806,800
					USE VALUE:	806,800 / 806,800
					ASSESSED:	806,800 / 806,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYLVESTER WADE W
Owner 2:	BOYADJIAN JEAN L
Owner 3:	
Street 1:	68 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,826 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1987 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11826.000	264,500		542,300	806,800
Total Card	0.271	264,500		542,300	806,800
Total Parcel	0.271	264,500		542,300	806,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.00 | /Parcel: 406.0

Legal Description

User Acct 77482

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 120.0-0004-0002.0

!9304!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,500	0	11,826.	542,300	806,800	806,800	Year End Roll	12/18/2019
2019	101	FV	225,700	0	11,826.	542,300	768,000	768,000	Year End Roll	1/3/2019
2018	101	FV	225,700	0	11,826.	464,900	690,600	690,600	Year End Roll	12/20/2017
2017	101	FV	225,700	0	11,826.	433,900	659,600	659,600	Year End Roll	1/3/2017
2016	101	FV	225,700	0	11,826.	371,900	597,600	597,600	Year End	1/4/2016
2015	101	FV	224,600	0	11,826.	333,200	557,800	557,800	Year End Roll	12/11/2014
2014	101	FV	224,600	0	11,826.	308,400	533,000	533,000	Year End Roll	12/16/2013
2013	101	FV	224,600	0	11,826.	294,000	518,600	518,600		12/13/2012

PRINT

Date	Time
12/10/20	23:48:04

LAST REV

Date	Time
02/19/19	13:08:18

ekelly

9304

USER DEFINED

Prior Id # 1:	77482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYADJIAN JEAN	39106-191		5/8/2003	Family	1	No	No		CONVEYANCE PARCEL 1
BOYADJIAN ANNA	1267-181		5/8/2003	Family	200,000	No	No		
BOYADJIAN ANNA	648-189		10/29/2001	Family		No	No		
	648-189		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2005	362	Redo Bat	2,000					
5/5/2005	330	Manual	5,000					REPAIRS ON FOUNDAT
2/23/2005	126	Redo Bas	18,000			G6	GR FY06	finish basement fo
11/17/2003	971	Re-Roof	1,100					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Meas/Inspect	189	PATRIOT
10/5/2005	Permit Visit	BR	B Rossignol
7/14/2004	Info Fm Plan	BR	B Rossignol
3/23/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
8/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11826		Sq. Ft.	Site		0	70.	0.66	4									542,346						542,300	

Total AC/HA: 0.27149 | Total SF/SM: 11826 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 542,346 | Spl Credit | Total: 542,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	90950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324947
Depreciation:	60440
Depreciated Total:	264507

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

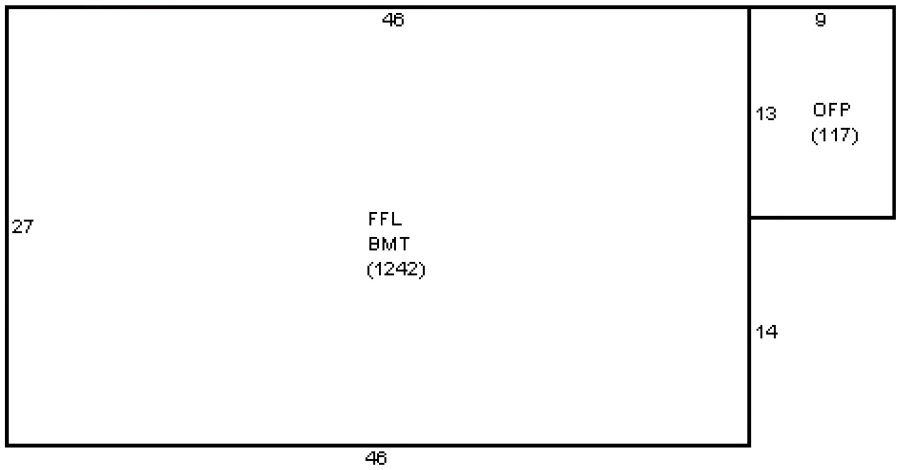
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	101.69
Final Total:	264500	Val/Su SzAd	212.96

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,242	57.280	71,146
FFL	First Floor	1,242	128.240	159,271
OFP	Open Porch	117	30.600	3,580
	Net Sketched Area:	2,601	Total:	233,997
Size Ad	1242	Gross Are	2601	FinArea 1987

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: